

**PB# 93-5**

**Windshire  
(Amended SP)**

**26-1-13**

P.B. # 93-5 Windshire - Amended S.P.  
Rt. 94 (Kennedy)

Approved 7-12-94

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/07/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 93-5

NAME: WINDSHIRE AMENDED SITE PLAN  
APPLICANT: WINDSHIRE CONDOMINIUMS, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/08/93	S.P. MINIMUM	PAID		750.00	
02/10/93	P.B. ATTY. FEE	CHG	35.00		
02/10/93	P.B. MINUTES	CHG	49.50		
05/11/94	P.B. ATTY. FEE	CHG	35.00		
05/11/94	P.B. MINUTES	CHG	27.00		
06/22/94	P.B. ENGINEER FEE	CHG	214.00		
07/07/94	RET. TO APPLICANT	CHG	389.50		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in  
the amount of \$389.50 to:*

*Windshire Condominiums, Inc.  
256 Quassaick ave.  
New Windsor, N.Y. 12553*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/19/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 93-5

NAME: WINDSHIRE AMENDED SITE PLAN  
APPLICANT: WINDSHIRE CONDOMINIUMS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/12/94	PLANS STAMPED	APPROVED
05/11/94	P.B. APPEARANCE . APPROVED CONDITIONALLY: SEE REVIEW SHEET FOR CONDITIONS	LA:ND WVE.PH:APP CON
04/20/94	WORKSHOP APPEARANCE	REVISE- NEXT AGENDA
12/15/93	WORK SESSION APPEARANCE	REVISE PLAN
12/01/93	WORK SESSION APPEARANCE	RETURN TO WORK SHOP
02/10/93	P.B. APPEARANCE	TO RETURN
02/03/93	WORK SESSION APPEARANCE	REVISE & SUBMIT
12/09/92	P.B. APPEARANCE (DISCUSSION)	RETURN TO W.S.
11/03/92	WORK SESSION APPEARANCE	REVISE & RETURN



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/19/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-5

NAME: WINDSHIRE AMENDED SITE PLAN  
APPLICANT: WINDSHIRE CONDOMINIUMS, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	02/05/93	MUNICIPAL HIGHWAY	02/26/93	APPROVED
ORIG	02/05/93	MUNICIPAL WATER	02/09/93	APPROVED
ORIG	02/05/93	MUNICIPAL SEWER	05/03/94	SUPERSEDED BY REV1
ORIG	02/05/93	MUNICIPAL SANITARY	05/03/94	SUPERSEDED BY REV1
ORIG	02/05/93	MUNICIPAL FIRE	02/08/93	APPROVED
ORIG	02/05/93	PLANNING BOARD ENGINEER	05/03/94	SUPERSEDED BY REV1
REV1	05/03/94	MUNICIPAL HIGHWAY	05/10/94	APPROVED
REV1	05/03/94	MUNICIPAL WATER	05/06/94	APPROVED
REV1	05/03/94	MUNICIPAL SEWER	/ /	
REV1	05/03/94	MUNICIPAL SANITARY	/ /	
REV1	05/03/94	MUNICIPAL FIRE	05/09/94	APPROVED
REV1	05/03/94	PLANNING BOARD ENGINEER	/ /	

DEC PERMIT NUMBER

3-3348-00123/00002-0

FACILITY/PROGRAM NUMBER(s)

## PERMIT

Under the Environmental Conservation Law (ECL)

EFFECTIVE DATE

September 17, 1993

EXPIRATION DATE

December 31, 1994

TYPE OF PERMIT (Check All Applicable Boxes)

☒ New☐ Renewal☐ Modification☐ Permit to Construct☐ Permit to Operate☐Article 15, Title 5:  
Protection of Water☐Article 17, Titles 7, 8:  
SPDES☐Article 27, Title 9; 6NYCRR 373:  
Hazardous Waste Management☐Article 15, Title 15:  
Water Supply☐Article 19:  
Air Pollution Control☐Article 34:  
Coastal Erosion Management☐Article 15, Title 15:  
Water Transport☐Article 23, Title 27:  
Mined Land Reclamation☐Article 36:  
Floodplain Management☐Article 15, Title 15:  
Long Island Wells☒Article 24:  
Freshwater Wetlands☐Articles 1, 3, 17, 19, 27, 37;  
6NYCRR 380: Radiation Control☐Article 15, Title 27:  
Wild, Scenic & Recreational Rivers☐Article 25:  
Tidal Wetlands☐

Other \_\_\_\_\_

☐6NYCRR 608:  
Water Quality Certification☐Article 27, Title 7; 6NYCRR 360:  
Solid Waste Management

PERMIT ISSUED TO

Windshire Condominiums Inc.

TELEPHONE NUMBER

ADDRESS OF PERMITTEE

256 Quassaick Avenue, New Windsor, NY 12553

CONTACT PERSON FOR PERMITTED WORK

Manny Teitelbaum, Secretary

TELEPHONE NUMBER

(914)562-1940

NAME AND ADDRESS OF PROJECT/FACILITY

West of New York State Route 94 approximately 300 feet south of the intersection with Erie Avenue

LOCATION OF PROJECT/FACILITY

See above

COUNTY

Orange

TOWN

New Windsor

WETLAND NO.

CO-5

NYTM COORDINATES

E: N: 4

DESCRIPTION OF AUTHORIZED ACTIVITY

Construct portions of a gravel emergency access road, parking areas and a playground within the 100 foot adjacent area of Freshwater Wetland CO-5 in accordance with the plans specified in Special Condition No. 1 and the additional conditions of this permit.

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, the General Conditions specified and any Special Conditions included as part of this permit.

PERMIT ADMINISTRATOR

Margaret E. Duke

ADDRESS

21 South Putt Corners Rd., New Paltz NY 12561

CAO

AUTHORIZED SIGNATURE

Margaret E. Duke

Date

9/17/93

Page 1 of 4

## GENERAL CONDITIONS

### Inspections

1. The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3). A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site. Failure to produce a copy of the permit upon request by a Department representative is in violation of this permit.

### Permit Changes and Renewals

2. The Department reserves the right to modify, suspend or revoke this permit when:
  - a) the scope of the permitted activity is exceeded or a violation of any condition of the permit or provisions of the ECL and pertinent regulations is found;
  - b) the permit was obtained by misrepresentation or failure to disclose relevant facts;
  - c) new material information is discovered; or
  - d) environmental conditions, relevant technology, or applicable law or regulation have materially changed since the permit was issued.
3. The permittee must submit a separate written application to the Department for renewal, modification or transfer to this permit. Such application must include any forms, fees or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing.
4. The permittee must submit a renewal application at least:
  - a) 180 days before expiration of permits for State Pollutant Discharge Elimination System (SPDES), Hazardous Waste Management Facilities (HWMF), major Air Pollution Control (APC) and Solid Waste Management Facilities (SWMF); and
  - b) 30 days before expiration of all other permit types.
5. Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

### Other Legal Obligations of Permittee

6. The permittee has accepted expressly, by the execution of the application, the full legal responsibility for all damages, direct or indirect, of whatever nature and by whomever suffered, arising out of the project described in this permit and has agreed to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from this project.
7. This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to this permit.
8. The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required for this project.

**SPECIAL CONDITIONS**For Article 24 (Freshwater Wetland)

1. All work shall be conducted in accordance with the plans prepared by Patrick T. Kennedy, L.S. entitled "Windshire Village Condominium" and dated January 15, 1989 (final revision January 20, 1993). Any modification to these plans that will affect Freshwater Wetland CO-5 or the adjacent 100 foot buffer area must be approved by the Department prior to be undertaken.
2. The permittee shall employ measures sufficient to prevent contamination of Freshwater Wetland CO-5 by silt, sediment, fuels, concrete leachate or any other pollutant associated with construction or construction procedures.
3. The use of concrete for the activities authorized by this permit is limited to the construction of the footings of playground structures (i.e. swings, see-saws, etc.)
4. **EROSION CONTROL:** Prior to commencement of the activities authorized herein, the permittee shall install silt fencing and/or continuous staked hay bales along the limits-of-disturbance as shown on the plans or drawings referenced in this permit, or along the freshwater wetland or adjacent area boundary as delineated by DEC staff and represented on the referenced plans, whichever is farthest from the wetland proper.

These erosion control devices shall be maintained (and hay bales periodically replaced) for the duration of the authorized activity to prevent any silt or sediment from entering the freshwater wetland or its adjacent area. They shall remain in place until the disturbed area is fully stabilized with vegetation following which the hay bales and the accumulated silt or sediment shall be completely removed from the site.

Removal must be complete prior to the expiration date of this permit.

5. All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass seed and mulched with hay or straw within one week of final grading. Mulch shall be maintained until a suitable vegetative cover is established.

**STATE ENVIRONMENTAL QUALITY REVIEW**

Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action and the Department of Environmental Conservation (DEC) has determined that it will not have a significant effect on the environment. Other involved agencies may reach an independent determination of environmental significance for this project.

Distribution:

Law Enforcement:

R. Wood

L. Kolts

P. Kennedy

DEC PERMIT NUMBER

3-3348-00123/00002-0

FACILITY ID NUMBER

PROGRAM NUMBER

9. That if future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.
10. That the State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.
11. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, U.S. Coast Guard, New York State Office of General Services or local government which may be required.
12. All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
13. Any material dredged in the prosecution of the work herein permitted shall be removed evenly, without leaving large refuse piles, ridges across the bed of a waterway or floodplain or deep holes that may have a tendency to cause damage to navigable channels or to the banks of a waterway.
14. There shall be no unreasonable interference with navigation by the work herein authorized.
15. If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.
16. If granted under Article 36, this permit does not signify in any way that the project will be free from flooding.
17. If granted under 6NYCRR Part 603, the NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.
18. All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or his agent as part of the permit application.

Such approved plans were prepared by \_\_\_\_\_  
on \_\_\_\_\_

## SPECIAL CONDITIONS

- ♦ The permittee or a representative shall contact by telephone, the Division of Law Enforcement in New Paltz (914) 255-5453 48 hours prior to the commencement of any portion of the project authorized herein.
- ♦ The permittee shall require that any contractor, project engineer, or other person responsible for the overall supervision of this project reads, understands and complies with this permit, including all special conditions to prevent environmental degradation.
- ♦ For Article 15, Protection of Waters permits, the permittee or an authorized representative shall notify the Department by mailing the attached form at least 48 hours prior to the commencement of any portion of the project authorized herein.

Continued on next page...

DEC PERMIT NUMBER 3-3348-00123/00000-0	
PROGRAM/FACILITY NUMBER	PAGE 3 OF



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**24 June 1994**

**MEMORANDUM**

**TO: Myra Mason, Planning Board Engineer**

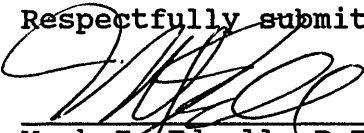
**FROM: Mark J. Edsall, P.E., Planning Board Engineer**

**SUBJECT: WINDSHIRE CONDOMINIUM SITE PLAN AMENDMENT  
NEW WINDSOR PLANNING BOARD NO. 93-5**

In response to your note regarding the status of the subject project, please be advised of the following:

1. I have reviewed the approval minutes and it appears that the two conditions of approval were the additional parking spaces and the removal of the note regarding the emergency access drive. These two items have been accomplished on the latest plan you provided me with a copy of.
2. In your notes, you indicate the need for a copy of the DEC approval relative to the wetlands. I agree that this should be on record, notwithstanding the fact that same is not part of the approval motion.
3. This project pre-dates the key improvement estimate submittal procedures. It is my understanding that the Board indicated that no cost estimate is required for this amendment.
4. Attached hereto please find a printout of the engineering fee relative to the project review.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJesh  
Encl.as  
a:wind.sh

AS OF: 06/22/94

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 93- 5

FOR WORK DONE PRIOR TO: 06/22/94

										-----DOLLARS-----	
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
.....											
93-5	51337	02/03/93	TIME	MJE	MC WINDSHIRE AM	70.00	0.40	28.00			
93-5	51753	02/08/93	TIME	MJE	MC WINDSHIRE AM	70.00	0.50	35.00			
93-5	51797	02/10/93	TIME	MCK	CL W/REVIEW COMMENTS	25.00	0.50	12.50			
									-----		
									75.50		
93-5	55399	05/17/93			BILL 93-298					-75.50	
										-----	
										-75.50	
93-5	66636	12/01/93	TIME	MJE	WS WINDSHIRE AM	70.00	0.40	28.00			
93-5	67218	12/15/93	TIME	MJE	WS WINDSHIRE S/P	70.00	0.40	28.00			
									-----		
									131.50		
93-5	68112	01/18/94			BILL 94-117					-56.00	
										-----	
										-131.50	
93-5	75628	04/20/94	TIME	MJE	WS WINDSHIRE	70.00	0.40	28.00			
93-5	77431	05/11/94	TIME	MJE	MM WINDSHIRE COND APPL	70.00	0.10	7.00			
93-5	77581	05/11/94	TIME	MCK	CL W/RVW COMMENTS	25.00	0.50	12.50			
93-5	78267	05/11/94	TIME	MJE	MC WINDSHIRE	70.00	0.50	35.00			
									-----		
									214.00		
93-5	79055	05/31/94			BILL 94-320 6/13/94					-82.50	
										-----	
										-214.00	
								=====	=====	=====	=====
TASK TOTAL								214.00	0.00	-214.00	0.00
.....											
								=====	=====	=====	=====
GRAND TOTAL								214.00	0.00	-214.00	0.00

RESULTS OF P.B. MEETING

DATE: May 11, 1994

PROJECT NAME: Amended S.P. Wardshire S.P. PROJECT NUMBER 93-5

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) L S) D VOTE: A 5 N 0

\* M)    S)    VOTE: A 5 N 0

CARRIED: YES ✓ NO   

\* CARRIED: YES: ✓ NO   

\*\*\*\*\*

PUBLIC HEARING: M) L S) D VOTE: A 5 N 0

WAIVED: YES ✓ NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) L S) ✓ VOTE: A 5 N 0 APPR. CONDITIONALLY: 5/11/94

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:   

Delete note re: access road

Note re: Sequence of Construction for rec. area

Copy of Approval of D.F.C.

Add three parking spaces on Southerly end





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
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400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: WINDSHIRE SITE PLAN AMENDMENT  
PROJECT LOCATION: NYS ROUTE 94 AND ERIE AVENUE  
SECTION 26-BLOCK 1-LOT 13  
PROJECT NUMBER: 93-5  
DATE: 11 MAY 1994  
DESCRIPTION: THE PROJECT INVOLVES THE RELOCATION OF UNITS IN  
THE NORTHERN CORNER OF THE PROJECT, TO REACT TO  
REQUIREMENTS RELATIVE TO THE ADJOINING NYS  
FRESHWATER WETLANDS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 10 FEBRUARY 1993 PLANNING BOARD  
MEETING.

1. This plan is substantially the same as the previously reviewed plan, with the exception of some further adjustment to the two (2) buildings at the north, with associated parking relocation, as well as the elimination of the previously proposed storage unit structure.
2. The amendment appears to comply with the referenced bulk requirements. As well, the Applicant is maintaining the number of parking spaces as previously required on the original approval.

The plan provides for generally evenly distributed parking to accommodate the units throughout the site. One area where a "shortage" is somewhat noted is along the most inner loop of the project. Although this area complies with the minimum requirements, it may be beneficial to provide several additional parking spaces along the south end of the parking lot opposite Building Complex No. 5.

3. As per the Planning Boards previous review, a note should have been added to the plan indicating the sequence of construction relative to the construction of the recreation facility.
4. The note on the plan regarding the construction of the emergency access drive should be deleted, as the Board has previously approved the elimination of this component from the site plan.

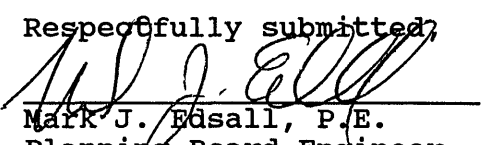
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: WINDSHIRE SITE PLAN AMENDMENT  
PROJECT LOCATION: NYS ROUTE 94 AND ERIE AVENUE  
SECTION 26-BLOCK 1-LOT 13  
PROJECT NUMBER: 93-5  
DATE: 11 MAY 1994

5. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. As the Board is likely aware, this site plan received approval prior to the requirement for submission of a site plan improvement estimate, per paragraph A(1)(g) of Chapter 19 of the Town Code. The Board should determine if such a submittal is necessary at this time.
8. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:WINDSH.mk

REGULAR ITEMS:

WINDSHIRE SITE PLAN (93-5) RT. 94

Patrick Kennedy appeared before the board for this proposal.

MR. KENNEDY: Since we were here last, we went back and forth with the modifications being done for the DEC in this back area here. Everything up to the pavement here is in place, it's just this stuff here that was going into the wetlands buffer and so on. The DEC had asked that we eliminate the access road going to the back which the board agreed to and we did. We confined the playground area to a very specific size, we have a gravel walkway going over to the playground area. We have moved these houses so that they are away from the buffer zone. We've eliminated parking area that was behind these houses, created a new layout with parking in front and some parking a little bit further down the road here and that is pretty much the changes that we've made. DEC has approved this. We have a permit on this. The date of the permit is on the map here somewhere.

MR. LANDER: I would assume that you didn't mess up any of the side yards.

MR. KENNEDY: No, no, we, when we moved these houses even at the last workshop meeting talking to Mark we tried to get houses as far away from the property. We did pull them away another five feet since we did show it.

MR. PETRO: Elimination of the storage unit. What was that going to be used for and how will it effect this plan or Mark do you know the answer to that?

MR. KENNEDY: The storage building that we were proposing at one time?

MR. PETRO: Yes, I see it's removed from the map.

MR. KENNEDY: People didn't really want it.

MR. MANNY TEITELBAUM: Yeah, but it's not a question of didn't want it, just a question of economics, the original plan did not require any but in the middle, we started thinking about it whether we're going to put it in or not. Time being, we just left it out so it is not part of the original plan.

MR. PETRO: Can you add something to that?

MR. EDSALL: That was just additional storage that they proposed to the benefit of the homeowners. It was extra. But unfortunately, it was extra and then it became a little difficult to keep it in after they started working moving things around.

MR. KENNEDY: We proposed it with the last.

MR. PETRO: It doesn't effect the plan in any way?

MR. EDSALL: No, wasn't required on the original plan and not required by code. It was extra.

MR. DUBALDI: It's been quite some time since I saw the map. What's the small rectangular space up here?

MR. KENNEDY: That is part of the property.

MR. DUBALDI: The woods?

MR. KENNEDY: Yes, that is all it is, there's nothing there.

MR. PETRO: Mr. Van Leeuwen, thank you for joining us. Note on the plan regarding emergency access drive should be deleted. Mark, where is it?

MR. EDSALL: On the far right, you still have a note referring to the access road that we have taken out so you just take that off so it doesn't confuse anybody.

MR. PETRO: Note number 3 as per the Planning Board previous review note should have been added to the plan indicating sequence of construction relative to the construction of the recreation facility.

MR. EDSALL: I don't know if I had a note on my comments from the last meeting that the board had asked for that, I don't know if that was answered verbally as part of the minutes and you don't need the note now or what but I want to put that in there because I want to make sure that we resolve it if you did want a note.

MR. KENNEDY: Manny had agreed to put the recreation area and he's got it cleared out right now, just that we could not build a recreation area until we finally got the DEC approval to put it there on the edge of the buffer zone and now getting final approval here.

MR. PETRO: Also where it says proposed road, I guess that is a southerly end of the site, Mark is stating that being that you are, that you do meet the required parking spaces throughout the entire site but it is cramped, I guess in a couple spots, maybe you can add a few more spots?

MR. KENNEDY: Yes.

MR. PETRO: Looks like a rather easy thing to do. Other than just by simply blacktopping and putting the lines in.

MR. EDSALL: Just a little explanation, they meet the two per unit and I did a little analysis of whether or not as you go through the site whether or not each area has 2 per unit and the front end of the site has just slightly over 2 and there's a little, you're a little bit shy towards the back so since it looks like you haven't constructed the one piece that might be a good place to add an extra 2 or 3 spaces, just to make sure that you don't end up being cramped down there, opposite building 5. And again it's not needed to comply with the code so if they feel that it is appropriate or the board feels it is appropriate, it might be worthwhile.

MR. TEITELBAUM: No problem.

MR. PETRO: Make it three spots additional. So far I see the three spots and removal of the note, amended site plan.

MR. KENNEDY: Yes, it is up to that stage here.

MR. PETRO: We did take lead agency but we have to do it again so we can do number five, if somebody would.

MR. LANDER: Make a motion to waive public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board under discretionary judgment waive the public hearing for Windshire Site Plan Amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE

MR. LANDER: Do we have that on file from the DEC?

MR. KENNEDY: Yes, I do. You have a copy of that?

MR. EDSALL: I believe I do.

MR. PETRO: Myra is going to check that.

MR. VAN LEEUWEN: I'll make a motion to declare negative dec.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Windshire Site Plan Amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
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MR. DUBALDI	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE

MR. PETRO: Do we have that Mark?

MR. EDSALL: I don't have a copy but I believe--

MR. KENNEDY: I'll get you a copy.

MR. PETRO: We do not have it here. Mark, I think the improvement estimate, it's not going to vary that much unless you want to add in a few spots, it's not necessary to do a--

MR. EDSALL: I brought it up so that you believe the project is substantially completed and it's been working fine, closing it out without the need for a cost estimate.

MR. KENNEDY: We eliminated the whole access road.

MR. EDSALL: It predated the process, we're just now as long as the board concurs, we'll close it out.

MR. PETRO: I think it's probably substantial.

MR. LANDER: Mr. Chairman, I'd like to make a motion to approve the Windshire Amended Site Plan.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Windshire Site Plan Amendment subject to removal of the note number one for the emergency access road off the maps and subject to adding 3 parking spaces on the southerly end of the site across from building #5. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. DUBALDI	AYE

May 11, 1994

12

MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. PETRO	AYE



## PLANNERS EAST Incorporated

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Brod Acres, RD #1, Box 1137 Poestenkill, New York 12140 (518) 283-2956

Arthur F. Brod, Jr., AICP President

May 7, 1993

Mr. Mark Edsall, PE  
Planning Board Engineer, Town of New Windsor  
Town Hall  
555 Union Avenue  
New Windsor, New York 12553

Re: Status of Proposed Emergency Access Roadway,  
Windshire Condominium Development

Dear Mark:

As a followup to our conversation earlier this week, I ask the following questions regarding the subject improvement between the residentially-developed portion of the Windshire Condominium tract and the proposed Fox Wood access roadway:

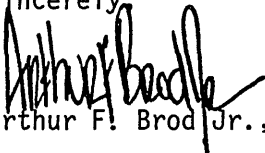
1. Has the Town Planning Board, with input from the appropriate local fire officials, conclusively determined that it desires to have this emergency access roadway installed?
2. If yes, has the Town Planning Board, with input from the fire officials and your office, determined the specific design criteria under which this access roadway is to be engineered and installed (subject, of course, to the permit approval of NYSDEC Region 3 to the extent that any or all of the improvement is to be located within Freshwater Wetland C0-5 or its regulated buffer)?
3. If yes, were the potential environmental effects of the installation of this emergency access roadway evaluated by the Town Planning Board prior to its conclusion some years ago of the environmental quality review process for the Windshire Condominium development? Relatedly, is the Planning Board aware of, or has it conducted any evaluation of, the implications of this proposed emergency access roadway under the Army Corps of Engineers regulations for administering the wetland provisions under Section 404 of the Clean Water Act?

Thank you for your early consideration of the above questions. Resolution of the status of this prospective improvement is critical to completion of the on-going negotiation between our client, Foxwood Associates, LP, and the Windshire Condominiums project sponsor, Mr. Teitlebaum, regarding the NYSDEC's preferred routing of Fox Wood's Erie Avenue access roadway.

Mr. Mark Edsall, PE  
May 7, 1993 / Page 2

Should you require any further input before answering the questions I have posed or desire that either Greg Shaw or I meet with the Planning Board for a fuller discussion of this issue, please advise.

Sincerely,



Arthur F. Brod Jr., AICP

cc: James Petro, Planning Board Chairman  
Ross L. McKersie, Foxwood Associates, LP  
Gregory Shaw, PE  
Manny Teitlebaum, Windshire Condominiums

RESULTS OF P.B. MEETING

DATE: February 10, 1993

PROJECT NAME: Windsore Amended S.P.

PROJECT NUMBER 93-5

LEAD AGENCY: 2/10/93

NEGATIVE DEC: 2/10/93

PUBLIC HEARING: Waived 2/10/93

DISCUSSION:

Add notes to plan for what the Board agreed to:

No need to send it to D.O.T. due to minor changes

SEND TO ORANGE CO. PLANNING: No - due to minor changes

DISAPPROVED AND REFERRED TO Z.B.A.: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

APPROVED \_\_\_\_\_ APPROVED CONDITIONALLY \_\_\_\_\_

NEED NEW PLANS: YES \_\_\_\_\_ NO \_\_\_\_\_

REASON FOR NEW PLANS OR CONDITIONS OF APPROVAL: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: WINDSHIRE SITE PLAN AMENDMENT  
PROJECT LOCATION: NYS ROUTE 94 AND ERIE AVENUE  
SECTION 26-BLOCK 1-LOT 13  
PROJECT NUMBER: 93-5  
DATE: 10 FEBRUARY 1993  
DESCRIPTION: THE AMENDMENT INCLUDES ADJUSTMENTS TO BUILDINGS 4  
AND 5 OF THE PREVIOUSLY APPROVED SITE PLAN.  
ADDITION OF A STORAGE BUILDING AND ADJUSTMENT TO  
THE PARKING ARRANGEMENT ARE ALSO PROPOSED. THE  
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. This application was discussed (as a discussion item) at a previous Planning Board meeting. Building 5 is being modified from three (3) units to five (5) units, and Building 4 is being reduced from six (6) units to four (4) units. The total unit count remains unchanged. A 1,600 square foot storage building is proposed at the southwesterly corner of the project. The emergency access from the project to the access lane off Erie Avenue is also further defined as part of this plan.

As per the request of the Planning Board, a note has been added to the plan indicating that the storage units are for tenant's use only.

2. The Planning Board should request that the Applicant indicate, for the record, any further revisions proposed as part of this amendment application, other than those noted above. Further, the Applicant should verify that parking provisions (# of spaces) are not being reduced as part of this application.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Board should review the proposed amendment and determine if a submittal to the Orange County Department of Planning is required for this amendment. As well, it should be determined if this amendment application requires submittal to the New York State Department of Transportation.

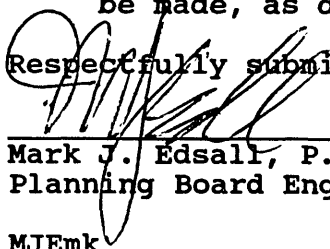
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: WINDSHIRE SITE PLAN AMENDMENT  
PROJECT LOCATION: NYS ROUTE 94 AND ERIE AVENUE  
SECTION 26-BLOCK 1-LOT 13  
PROJECT NUMBER: 93-5  
DATE: 10 FEBRUARY 1993

5. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan Amendment, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:WINDSH.mk

REGULAR ITEMS:

WINDSHIRE AMENDED SITE PLAN (93-5) ROUTE 94

Mr. Patrick Kennedy appeared before the board representing this proposal.

MR. KENNEDY: When we were in here last we brought in a copy that was marked up in red of changes that were requested by the DEC, the one being the emergency access road changed to a gravel road. We shifted one set of buildings which is the set number 5, we moved basically just for a better layout and to get further separation between that and group #4, we put the parking to the other side of the road. We've moved some parking along buildings number 8 to get them out of the buffer zone also. Majority of the changes basically just are that we keep the DEC happy and we showed proposed storage building down in that one corner which would be just for tenants use. They have to put a note that will be for tenants only, no outside rentals and we added that onto there.

MR. VAN LEEUWEN: You want to put a storage building?

MR. KENNEDY: Yeah, we don't want to have individual sheds picking up behind the buildings that you see in some areas so we'd rather build a single center for everybody to have. Proposing 5 by 8 storage unit for each person.

MR. DUBALDI: Bobby Rogers had no problem with the gravel emergency access road at all?

MR. KENNEDY: No.

MR. EDSALL: He's approved it on February 8.

MR. VAN LEEUWEN: This is going to be macadam road any way, this is going to be gravel from here to here. This is only access in case of fire.

MR. KENNEDY: It's been done in a couple other developments. There's going to be curbs on either end that the fire trucks can jump and cars can't and there

will be a gravel road.

MR. DUBALDI: Has to be plowed during the winter.

MR. KENNEDY: Yes, this road will eventually become a road into Foxwood. When that is done and the agreements are made between Windshire and Foxwood and of course the condo group has to approve of that and the attorney general has to approve of it, there will be a lot line change and the road will be transferred over to Foxwood. Windshire will maintain an access for emergency purposes but the Foxwood would own and maintain that road when it does get put in.

MR. VAN LEEUWEN: What's this line here?

MR. KENNEDY: Water line. There was originally on the original plan there was a hydrant in the middle of the units there on one of the previous approvals. It was requested that we move the hydrant out to the curb and we've already done it, the hydrant's there.

MR. LANDER: We have on 2/5/93 municipal water has been approved and 2/5/93 or 2/8/93 municipal fire so that answers your question.

MR. EDSALL: Pat, can you just put in the record I know the plan depicts the emergency access road as 18 foot wide, what construction that is going to be. I believe we talked about the stone being the equivalent of a private road but.

MR. KENNEDY: You want either.

MR. EDSALL: If the board wants just that note expanded to say what it is or if you want to at least put it in the record for now.

MR. BABCOCK: How much gravel 18 foot wide is what he is asking.

MR. EDSALL: It doesn't really say a depth.

MR. KRIEGER: When was this plan originally submitted?

MR. KENNEDY: You want a section or a note to cover it?

MR. EDSALL: Either one. I think you can accomplish it either way.

MR. BABCOCK: Mr. Chairman, on this gravel access road that goes out to the future road of Foxwood Estates, what happens if Foxwood Estates doesn't build that road?

MR. LANDER: How close are you or how close is Foxwood with Manny on this?

MR. KENNEDY: Manny's basically in agreement from there Foxwood theoretically has got to get approved and then they have to, it's got to go to the attorney general.

MR. BABCOCK: What I am saying is the time. I have no doubt that it will be but when that is the key. If we have an emergency access road that goes to nowhere right now until that is done so that should be addressed. The other thing when should the emergency access road be put in, at the last unit, last building?

MR. LANDER: No.

MR. BABCOCK: That is something the board should discuss.

MR. VAN LEEUWEN: Before you give building permits for the last three sets of buildings that road should be done.

MR. LANDER: We're on the first phase right now of this project I think that it should be noted here for the second phase.

MR. BABCOCK: It's approved, it's a single phase project and it's approved.

MR. LANDER: The access road, wasn't there a phase line on this one?

MR. KENNEDY: No.



MR. EDSALL: Original approval, did that require that you carry that emergency access drive all the way out to Erie?

MR. VAN LEEUWEN: Yes, it did because I remember doing it.

MR. KENNEDY: The last map that was approved and prior to that this has always been kind of up in the air and we had asked questions on various times we were in and talked to Mark as to what's happening with Foxwood. Do we have to submit a design to go all the way out? There's never been a map that showed that road going all the way out as to how it was going to be built. Even the last one we had here that was approved our line kind of just dead-ended there because we had no, this here is just the latest thing that this road is actually going to be coming into the Windshire's piece. I had no idea before it was even going.

MR. VAN LEEUWEN: Let me back you up on that one when this thing was approved, guy by the name of Don Fullam was the engineer or the surveyor, whatever he is, I have no idea. They were supposed to put that emergency access all the way to Erie Avenue. There was a problem, they owned the land right to Erie Avenue, yes, they do show right here on the map. That emergency access road.

MR. KENNEDY: The question was as to how because we had brought it up, do we have to build it now, do we have to set it up for the intersection because we had come in several times and asked that question. What do we do at the end of that road right now because we don't, because either they were going to go across onto Foxwood's piece and connect into their road or they had to bring it all the way out through their own piece. As we have it now, Foxwood is coming onto their piece.

MR. VAN LEEUWEN: That is something I'm not worried about when the building permits come in for the last three buildings that road should be done to Union Avenue no matter what. But the access road has got to be in there.

MR. KENNEDY: Since they are approving shale or gravel or whatever road as emergency access roads at this point in time, for Manny to meet his obligation can he bring the shale road all way out to the edge and that will be a base for Foxwood.

MR. EDSALL: You mean the last three units or last three buildings?

MR. VAN LEEUWEN: Last three buildings.

MR. EDSALL: Total of 9 units?

MR. VAN LEEUWEN: Yes.

MR. BABCOCK: Building 9, 8 and 7.

MR. VAN LEEUWEN: The last 3, you got 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, you've got 11 units.

MR. BABCOCK: They never, see it says 9, 8 and 7, those 3.

MR. VAN LEEUWEN: I can hardly read it.

MR. EDSALL: Seven, eight and nine, that is building 7, 8 and 9.

MR. VAN LEEUWEN: Closest to the access road, okay.

MR. EDSALL: Before building permits go out?

MR. VAN LEEUWEN: Before building permits are, issued the access road should be done.

MR. KENNEDY: I don't think Manny will have a problem on the entire loop. The majority of the inside curbs are now in, he's been waiting to find out what we'll do to the curbs on the other side and then it's just a matter of running the gravel road in.

MR. VAN LEEUWEN: It's not a big deal unless you make it a big deal.

MR. KENNEDY: This is lot less a deal than it was

before, Manny's very happy with this.

MR. VAN LEEUWEN: You're asking for a couple of things extras here and things that wasn't settled yet, I think at this point it should be settled.

MR. KENNEDY: I don't think Manny would have any problem with that whatsoever and again we've asked the question in the past how are we going to come out with this road?

MR. VAN LEEUWEN: I have no problem with the storage end of this. We should almost require it.

MR. EDSALL: In the construction of the road one as far as the stone would be equivalent to a private road is what we're looking at?

MR. VAN LEEUWEN: Right.

MR. BABCOCK: One more question I just want to bring to the attention of the board that in that recreation area, is there any time that the board wants to talk about when that should be developed or--

MR. VAN LEEUWEN: I think the recreation area has been started.

MR. KENNEDY: No, now what we're really looking for from the board is basically an approval subject to because we still need this to go in for final approval by the DEC, if you guys approve this. DEC won't even let us put the recreation thing in the buffer zone until they have approved this so I can't get a final.

MR. VAN LEEUWEN: They did approve it already. They approved the recreation.

MR. KENNEDY: No, they never did. Even from the first approval the Town had here the DEC never--

MR. VAN LEEUWEN: Fullam asked us.

MR. KENNEDY: All Fullam ever did was have them stake out a portion of the wetlands. He had them stake out

the wetlands before the access road was asked to be created and that access road went right through the buffer zone which didn't show on the original plan which is why Manny got stopped by the DEC originally and so the DEC was a bit upset.

MR. EDSALL: I would think if you tie the recreation in the same time as the road, tie both into the last three buildings.

MR. VAN LEEUWEN: I'll go along with that.

MR. DUBALDI: I agree.

MR. KENNEDY: Only thing is we need you guys to say okay so we can go back to the DEC so they can say okay, we can go back to get a final okay.

MR. EDSALL: Can you add the notes to what we agreed on to on the plan?

MR. KENNEDY: Yes.

MR. VAN LEEUWEN: I'd like to make a motion we declare Planning Board lead agency.

MR. DUBALDI: Second it.

MR. LANDER: Motion has been made and seconded that the New Windsor Planning Board assume lead agency.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE

MR. KENNEDY: We didn't lose any parking spaces on this. We're still two spaces over the minimum.

MR. LANDER: Still have--

MR. VAN LEEUWEN: I'd like to make a motion we waive the public hearing since this is an amendment to the site plan.

MR. DUBALDI: Second it.

MR. LANDER: Motion has been made and seconded that Town of New Windsor waive the public hearing.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE

MR. VAN LEEUWEN: Are we ready for negative dec?

MR. EDSALL: I think you should.

MR. VAN LEEUWEN: We should wait until it comes back from the DEC.

MR. EDSALL: Discuss item #4 and maybe put into the record the fact that there's no proposal here to increase the number of units, there's no proposal here to significantly change the arrangement. You are merely doing some fine tuning on the building locations and adjusting some building unit counts such that you can obtain your permits from the DEC. I believe with that on the record and the fact that there's no impact to the State road, you can determine that no referrals are needed to both the DOT and County Planning since it's a very minor adjustment basically suited to decrease the impact on the wetlands.

MR. VAN LEEUWEN: I'll make a motion to declare negative dec.

MR. DUBALDI: Second it.

MR. LANDER: Motion has been made and seconded declare negative dec on Windshire amended site plan.

MR. EDSALL: Before you make a negative dec, you should decide who has to review it so I think you should make a determination as to whether or not the County Planning and DEC have to be involved.

MR. VAN LEEUWEN: Doesn't have to go to County Planning, it's only minor.

MR. DUBALDI: Do you need a motion to that effect?

MR. EDSALL: The board has to make that decision. I can't and I'm suggesting to you--.

MR. VAN LEEUWEN: I'll make a motion.

MR. EDSALL: I would suggest a motion.

MR. VAN LEEUWEN: I make a motion based on the minor amendments, there's no need for them to review it since the amendments are so minor that we don't have to send it to Orange County Planning and the highway entrance, ingress/egress is not going to change. We don't have to send it to the DOT.

MR. DUBALDI: Second it.

MR. LANDER: Motion has been made and seconded that the amended site plan does not have to be sent to Orange County Planning because of the aforementioned reasons.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE

MR. VAN LEEUWEN: One thing I want to put on loud and clear so people can read it that this is not to be rented out to any outside users, only to the people that live here.

MR. EDSALL: He's got a note on there. Your copy may be little difficult.

MR. KENNEDY: I'll make sure it stands out.

MR. DUBALDI: Storage is for tenants only, no outside rentals. I make a motion we declare negative dec.

MR. EDSALL: Did you make determination if you need a

public hearing again because again with SEQRA, did you waive a public hearing?

MR. VAN LEEUWEN: Yes.

MR. DUBALDI: I restate my motion on declaring a negative dec.

MR. VAN LEEUWEN: I'll second it.

MR. LANDER: Motion has been made and seconded that have we declare a negative dec on the Windshire amended site plan.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE

MR. BABCOCK: Does DEC want to approve this plan before. This plan is not approved.

MR. KENNEDY: I know you can't give me an approval.

MR. LANDER: I know he needed approval to go to the DEC.

MR. VAN LEEUWEN: We cannot approve it until the DEC approves it.

MR. EDSALL: At this point you are not aware of any problems once they write off on the wetlands issue.

MR. BABCOCK: Once they receive the DEC approval they bring this map back and it will be approved.

MR. EDSALL: If the previous consultant had in fact gone to DEC when Mr. Van Leeuwen indicates that he said he did, it could have been a coordinated review. There's already an application in the works up in New Paltz, your negative dec purely was scope to the site plan amendment that you acted on before. I don't really understand why it is in this form but I would assume that is because they didn't go through DEC when

February 10, 1993

15

they should have last time.

MR. KENNEDY: Didn't go through DOT, he got in trouble with them.





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
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- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
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400 Broad Street  
Milford, Pennsylvania 18337  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 935

WORK SESSION DATE: 20 APR 94

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_

PROJECT NAME: Windsor

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: Manny & Pat K

MUNIC REPS PRESENT: BLDG INSP. Wkg in office  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

alt layout @ rear after DEC wetland  
discussions  
move hydrant  
adj curb @ corner  
change grate  
remove emer access rd note  
next avail agenda plan

myr  
CLC FD  
radius

4MJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 5

DATE PLAN RECEIVED: RECEIVED MAY - 3 1994

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

John S. [Signature] 5/10/94  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 5

DATE PLAN RECEIVED: RECEIVED MAY - 3 1994

The maps and plans for the Site Approval Windsor Village Condos  
Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

CC: M.E.

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 9 May 1994

**SUBJECT:** Windshire Village Condominium

Planning Board Reference Number: PB-93-5

Dated: 3 May 1994

Fire Prevention Reference Number: FPS-94-017

A review of the above referenced subject site plan was conducted on 6 May 1994.

This site plan is acceptable.

Plans Dated: 22 April 1994, Revision 17

*Robert F. Rodgers, C.C.A. (mvz)*  
Robert F. Rodgers, C.C.A.

RFR/mvz


CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board Engineer Edsall  
FROM: Robert F. Rodgers, Fire Inspector  
DATE: 11 August 1993  
SUBJECT: Windshire

Per our discussion of 9 August 1993, I feel that there is sufficient access to the Windshire project from Route 94.

The secondary access road from Erie Avenue will not be needed. I believe it important to note that the reason for this change is due in part to the circular roadway and width.

  
\_\_\_\_\_  
Robert F. Rodgers  
Fire Inspector

RR:mr



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-5

DATE PLAN RECEIVED: FEB - 5 1993

The maps and plans for the Site Approval Windsor Hill Cords  
Subdivision \_\_\_\_\_ as submitted by  
P. Kennedy for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred [Signature] 2/26/93  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

✓  
cc: M.E.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

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The maps and plans for the Site Approval Windsor  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason ~~SEE~~

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

John B. [Signature] 2-9-93



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 93 - 5

WORK SESSION DATE: 15 Dec '93

APPLICANT RESUB.  
REQUIRED: Revised Pla-

REAPPEARANCE AT W/S REQUESTED: Optional

PROJECT NAME: Windsor Am P/P

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: \_\_\_\_\_

MUNIC REPS PRESENT: BLDG INSP. Final  
FIRE INSP. Bob  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

move hydrant -  
max wire flg sp @ rear bldg.





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 93-5  
WORK SESSION DATE: 1 DEC '93 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full  
PROJECT NAME: Windshire Am  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Manny T / Pat Kennedy  
MUNIC REPS PRESENT: BLDG INSP. @court  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

rotate bldgs now that 18' access  
is not needed  
Pat K didn't know 1/3 eliminated  
right

4MJE91 pbwsform

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 8 February 1993  
SUBJECT: Windshire Village Site Plan

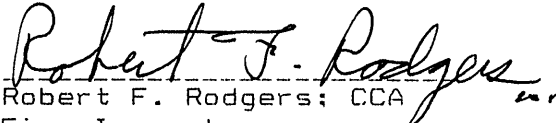
PLANNING BOARD REFERENCE NUMBER: PB-93-5  
DATED: 5 February 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-005

A review of the above referenced subject site plan was conducted on 8 February 1993.

This site plan is accepted.

PLANS DATED: 15 January 1993; Revision 12.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.

2/8/93 CCA



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
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(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 3 FEB 93 APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor 7/2 Am

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: Pat Kennedy

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

need app for 5/2 Am-

Q- is 4/2 w/ Foxwood ready

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 3 Nov 92 APPLICANT RESUB.  
REQUIRED: Plans etc

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Windsorshire (For Am)

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: Pat Kennedy

MUNIC REPS PRESENT: BLDG INSP. VAC  
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- DEC permit never obtained
- Moving parking & poss bldg stuff
- elim thru road & store to be provided
- update plans
- Manny indicates c. 11 1/2 w/ Foxwood probably -
- add 2 units to box @ north - (show adj houses)
- redline plan for comparison new to old.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 125530

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Site Plan for Windshire Condominiums
2. Name of Applicant Windshire Condominiums, Inc. Phone 562-1940  
Address 256 Quassaick Ave, New Windsor NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Patrick T. Kennedy, L.S. Phone 562-6444  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Patrick T. Kennedy, L.S. Phone 562-6444  
(Name)
7. Location: On the West side of Quassaick Ave.  
158' feet South (Direction)  
of Fire Ave.  
(Street)
8. Acreage of Parcel 7.777 ac. 9. Zoning District R-5  
9A. School District 169-
10. Tax Map Designation: Section 26 Block 1 Lot 13
11. This application is for Modification to existing site Plan -  
Shifting of One Set of Units & Parking and redesign of  
Emergency Access Rd in order to meet N.Y.S.D.E.C  
Requests.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section None Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Manny Teitelbaum being duly sworn, deposes and says that he resides at 256 Quassick Ave. New Rochelle 1525 49 ST in the County of Orange BKLYN and State of NY and that he is (the owner in fee) of Windshire Condominiums  
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Manny Teitelbaum  
(Owner's Signature)

8th day of February 1993

\_\_\_\_\_  
(Applicant's Signature)

Pauline G. Townsend  
Notary Public

\_\_\_\_\_  
(Title)

PAULINE G. TOWNSEND  
Notary Public, State of New York  
No. 4643692  
Appointed in Orange County  
My Commission Expires December 31, 1993

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Windshire</i>	2. PROJECT NAME <i>Site Plan for Windshire Condominiums</i>
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>West Side Quassaick Ave (NYS Rte 94 150 feet south of Erie Ave.)</i> <i>Tax Map Section 26 Block 1 lot 13</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Road design Emergency Access Road and Parking Areas in N.Y.S. D.E.C. Wetlands Buffer zone, and shift one set of Dwelling Units per D.E.C. Requests.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>7.777</i> acres Ultimately <i>7.777</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Manny Teitelbaum</i>	Date: <i>2/4/93</i>
Signature: <i>Manny Teitelbaum</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

<p><b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>	<p>If yes, coordinate the review process and use the FULL EAF.</p>
<p><b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b>      If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>	
<p><b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p>   <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p>   <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p>   <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p>   <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p>   <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p>   <p>C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p>	
<p><b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b></p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No      If Yes, explain briefly</p>	

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Date



PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Manny Teitelbaum, deposes and says that he  
resides at ~~256 Quassaick Ave New Windsor~~  
(Owner's Address) 1525 49 St  
in the County of Orange BROOKLYN  
and State of New York  
and that he is the owner in fee of Windshire Condominiums

which is the premises described in the foregoing application and  
that he has authorized Patrick T. Kennedy, L.S.  
to make the foregoing application as described therein.

Date: 2/4/93

Manny Teitelbaum  
(Owner's Signature)

Pauline H. Townsend  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input checked="" type="checkbox"/> Curbing Through        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section  |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations  |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through    |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | Section  |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 33. <input checked="" type="checkbox"/> Storm Drainage         |
|   | 34. <input checked="" type="checkbox"/> Refuse Storage         |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input checked="" type="checkbox"/> Other Outdoor Storage  |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input checked="" type="checkbox"/> Water Supply           |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site   |  |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input checked="" type="checkbox"/> Fire Hydrants          |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations     |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building         |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations   |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details           |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)   |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
|   | ft.)   |
| <u>PROPOSED IMPROVEMENTS</u>  | 47. <input checked="" type="checkbox"/> Building Coverage (%   |
| 22. <input checked="" type="checkbox"/> Landscaping                 | of Total Area)   |
| 23. <input checked="" type="checkbox"/> Exterior Lighting           | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening                   | Ft.)   |
| 25. <input checked="" type="checkbox"/> Access & Egress             | 49. <input checked="" type="checkbox"/> Pavement Coverage (%   |
| 26. <input checked="" type="checkbox"/> Parking Areas               | of Total Area)   |
| 27. <input checked="" type="checkbox"/> Loading Areas               | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)   |
| 28. <input checked="" type="checkbox"/> Paving Details              | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27)   | Area)  |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces  |
|   | Proposed.  |
|   | 53. <input checked="" type="checkbox"/> No. of Parking         |
|   | Required.  |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  \_\_\_\_\_  
Licensed Professional

Date: 2/4/93

FOR OFFICIAL USE ONLY

Permit No. \_\_\_\_\_

Fee Received \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ County, New York

Permit Application for Development  
in  
Flood Hazard Areas

A. General instructions page 4 (Applicant to read and sign)

B. For assistance in completing or submittal of this application contact:

Windshire Condominiums, Floodplain Administrator,

(Name)

256 Quassaick Ave

(Address)

New Windsor NY 12553, NY (914) 562-1940.

1. Name and Address of Applicant

Windshire Condominiums Inc

(First Name)

(MI)

(Last Name)

Street Address: 256 Quassaick Ave

Post Office: New Windsor State: NY

Zip Code: 12553

Telephone: (914) 562-1940

2. Name and Address of Owner (If Different)

Same  
(First Name) (MI) (Last Name)

Street Address: \_\_\_\_\_

Post Office: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: ( ) \_\_\_\_ - \_\_\_\_

3. Engineer, Architect, Land Surveyor (If Applicable)

Patrick T Kennedy L-S  
(First Name) (MI) (Last Name)

Street Address: 219 Quassaide Ave.

Post Office: New Windsor State: NY Zip Code: 12553

Telephone: (914) 562-6444

PROJECT LOCATION

Street Address:

Quassick Ave  
New Windsor, NY

Tax Map No. 26-1-13

Name of, distance and direction from nearest intersection or other landmark

158 South of Erie Ave.

Name of Waterway:

None

PROJECT DESCRIPTION (Check all applicable boxes and see Page 4, Item 3)

Structures

Structure Type

☐ New Construction  
☐ Addition  
☐ Alteration  
☐ Relocation  
☐ Demolition  
☐ Replacement

☐ Residential (1-4 family)  
☐ Residential (More than 4 family)  
☐ Commercial  
☐ Industrial  
☐ Mobile Home (single lot)  
☐ Mobile Home (Park)  
☐ Bridge or Culvert

Estimated value of improvements if addition or alteration: \_\_\_\_\_

Other Development Activities

☐ Fill    ☐ Excavation    ☐ Mining    ☐ Drilling    ☐ Grading  
☐ Watercourse alteration    ☐ Water System    ☐ Sewer System  
☐ Subdivision (New)    ☐ Subdivision (Expansion)  
☐ Other (Explain)

CERTIFICATION

Application is hereby made for the issuance of a floodplain development permit. The applicant certifies that the above statements are true and agrees that the issuance of the permit is based on the accuracy thereof. False statements made herein are punishable under law. As a condition to the issuance of a permit, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein and agrees to indemnify and save harmless to the community from suits, actions, damages and costs of every name and description resulting from the said project. Further, the applicant agrees that the issuance of a permit is not to be interpreted as a guarantee of freedom from risk of future flooding. The applicant certifies that the premises, structure, development, etc. will not be utilized or occupied until a Certificate of Compliance has been applied for and received.

2/4/93  
Date

*Manny Fertilber*  
Signature of Applicant

\_\_\_\_\_ of \_\_\_\_\_  
Flood Hazard Development Permit

Administrative Action  
Completed by Floodplain Administrator

Proposed project located in \_\_\_\_\_ "A" zone with elevation  
\_\_\_\_\_ "A" zone without elevation  
\_\_\_\_\_ Floodway  
\_\_\_\_\_ Coastal High Hazard Area (V-Zone)

Base flood elevation at site is \_\_\_\_\_

Source documents: \_\_\_\_\_

PLAN REVIEW

Elevation to which lowest floor is to be elevated \_\_\_\_\_ ft. (NGVD)  
Elevation to which structure is to be floodproofed \_\_\_\_\_ ft. (NGVD)  
Elevation to which compacted fill is to be elevated \_\_\_\_\_ ft. (NGVD)

ACTION

\_\_\_\_\_ Permit is approved, proposed development in compliance with applicable floodplain management standards.

\_\_\_\_\_ Additional information required for review. Specify: (i.e, encroachment analysis)

\_\_\_ Permit is conditionally granted, conditions attached.

\_\_\_ Permit is denied. Proposed development not in conformance with applicable floodplain management standards. Explanation attached. A variance, subject to Public Notice and Hearing, is required to continue project.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Permit Issuing Officer)

This permit is valid for a period of one year from the above date of approval.

BUILDING CONSTRUCTION DOCUMENTATION

The certified "As Built" elevation of lowest floor (including basement) of structure is \_\_\_\_\_ ft. NGVD.

Certification of registered professional engineer, land surveyor or other recognized agent, documenting these elevations is attached.

CERTIFICATE OF OCCUPANCY/COMPLIANCE

Certificate of Occupancy and/or Compliance Issued:

Date \_\_\_\_\_ Signature \_\_\_\_\_



\_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ County, New York

Development in Flood Hazard Areas  
Instructions

1. Type or print in ink
2. Submit \_\_\_\_\_ copies of all papers including detailed construction plans and specifications.
3. Furnish plans drawn to scale, showing nature, dimension and elevation of area in question; existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically the following is required: (A) NGVD (Mean Sea Level) elevation of lowest floor including basement of all structures; (B) description of alterations to any watercourse; (C) statement of techniques to be employed to meet requirements to anchor structures, use flood resistant materials and construction practices; (D) show new and replacement potable water supply and sewage systems will be constructed to minimize flood damage hazards; (E) Plans for subdivision proposal greater than 50 lots or 5 acres (whichever is least) must provide base flood elevations if they are not available; (F) Additional information as may be necessary for the floodplain administrator to evaluate application.

4. Where a non-residential structure is intended to be made watertight below the base flood level, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction and certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of the local floodplain management regulations.
5. No work on the project shall be started until a permit has been issued by the floodplain administrator.
6. Applicant is hereby informed that other permits may be required to fulfill local, state and federal regulatory compliance.
7. Applicant will provide all required elevation certifications and obtain a certificate of compliance prior to any use or occupancy of any structure or other development.

Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF COMPLIANCE  
for  
FLOODPLAIN DEVELOPMENT

\_\_\_\_\_ of \_\_\_\_\_  
County, N.Y.  
(Applicant shall fill in all pertinent information in Section A  
including 1 or 2

<b>SECTION A</b>  Premises location _____ _____ _____  Applicant Name & Address _____ _____ _____  Telephone No. _____	Permit No. _____ Variance No. _____ Date _____  CHECK ONE  New Building _____ Existing Building _____ Other (List) _____ _____
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1. I certify that I have completed the above project in accordance with the Community's floodplain management regulations and have met all the requirements which were conditions of my permit. I now request completion of this Certificate of Compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

2. I certify that I have completed the above project in accordance with conditions of variance number \_\_\_\_\_, dated \_\_\_\_\_ to the Community's floodplain management regulations and have met all requirements which were a condition of the variance. I now request completion of this certificate of compliance by the program administrator.

Signed \_\_\_\_\_

Date \_\_\_\_\_

SECTION B (Local Administrator will complete, file, and return a copy to the applicant.)

Final Inspection Date \_\_\_\_\_ by \_\_\_\_\_

This certifies that the above described floodplain development complies with requirements of Flood Damage Prevention Local Law No. \_\_\_\_\_, or has a duly granted variance.

Signed \_\_\_\_\_  
(Local Administrator)

Date \_\_\_\_\_

Supporting Certifications: Floodproofing, elevation, hydraulic analysis, etc; (List).

\_\_\_\_\_  
\_\_\_\_\_



